

Gary Hames

Subject: FW: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

From: Alan Isherwood <[REDACTED]>

Sent: 23 January 2023 07:34

To: [REDACTED] <[REDACTED]> Jonathon Mathers <[REDACTED]>

Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Ok thanks [REDACTED]

PC 17659 Alan Isherwood
Divisional Licensing Officer
Greater Manchester Police
City of Manchester Division
1st Floor
Manchester Town Hall Extension
Lloyd Street
Manchester
M2 5DB

[REDACTED]

[REDACTED]

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From: [REDACTED] <[REDACTED]>

Sent: 23 January 2023 07:30

To: Alan Isherwood <[A](#)>; Jonathon Mathers <>

Subject: FW: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

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Morning Alan, Jon,

I hope you had a good weekend.

We are now drafting the new premises licence application. For transparency and in line with our original email, we will be applying for:

- 3am on Sunday-Thursday and 4am on Friday and Saturday. This is in line with the neighbouring bars.

Please see below confirming neighbouring bar hours. We hope that the application will be submitted this week.

Many thanks

Behind Closed Doors



4.3 ★★★★★ (410) ⓘ · ££

Bar · Closed

Overview

Reviews

Menu

Photo



DIRECTIONS



SHARE



SAVE



WE

Basement tavern with a speakeasy vibe &

Junior Jackson's



4.5  (141) 

Bar · Open

Overview

Menu

Photos

Reviews



DIRECTIONS



SHARE



SAVE

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]

Woods Whur 2014 Limited
Tel: + [REDACTED]
Mobile: [REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED]
Sent: 21 December 2022 09:14
To: 'Alan Isherwood' <[REDACTED]>; 'Gemma Smith' [REDACTED]>; 'Sandra Dawson' [REDACTED]>
Subject: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Morning All,

[REDACTED] [REDACTED] project to find a premises in Manchester is still on-going.

He has found:

DISTRICT
60 Oldham Street
Northern Quarter
Manchester
M41LE

Previously a restaurant now operating until 2am with a condition we think about having to serve food 20% of the time.

█████ would want to remove food condition (but would be serving food until 9pm anyway). He would like to reflect as a minimum the latest hours of Bunny Jackson's (next door) of 0300hrs daily, as well BCD behind closed doors (opposite).

Can you please let me know if you would have any issues with this.

Many thanks

11/11/2011

████████████████████

Woods Whur 2014 Limited

[REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED]

Sent: 26 May 2022 07:56

To: 'Alan Isherwood' <[REDACTED]>; Gemma Smith <[REDACTED]>

Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Alan, Gemma,

Alan - Many thanks

Gemma - could you please let me have your thoughts.

Thanks

114

████████████████████

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Alan Isherwood [<mailto:>]
Sent: 26 May 2022 07:53
To: Gemma Smith <
Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Hi

Those hours would be fine with GMP.

Thanks

Alan

PC 17659 Alan Isherwood
Divisional Licensing Officer
Greater Manchester Police
City of Manchester Division
1st Floor
Manchester Town Hall Extension
Lloyd Street
Manchester
M2 5DB

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From: <
Sent: 26 May 2022 07:51

To: Alan Isherwood <[REDACTED]>; Gemma Smith <[REDACTED]>
Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Morning Alan, Gemma,

I have spoken with [REDACTED] would you be amenable to the below timings:

11.30am-2am Sunday-Tuesday
11.30am-3am Weds-Friday
11.30am-4am Saturday

Revolution de Cuba operate the above times, except close at 3am on Saturdays also. Impossible bar has less consistent opening times but does have a licence until 4am on Saturdays.

The above proposed times are a combination of both venues. Again, I would add that our venue is a basement venue so has much less risk of any sound leakage.

If you could please let me know.

Many thanks

[REDACTED]

[REDACTED]

Woods Whur 2014 Limited
Tel: +44 (0)113 234 3055
Mobile: 07516029758

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Alan Isherwood [REDACTED]

Sent: 24 May 2022 06:51

To: [REDACTED] <[REDACTED]> Gemma Smith [REDACTED]

Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Hi [REDACTED]

Peter Street is a very sensitive area and local councillors are among the nearby residents. GMP wouldn't want a premises operating later than what the existing premises already do as we believe that this would potentially lead to an increase in the noise and ASB complaints that we already receive. If your client was to match the hours of existing premises then we would have no issues.

Many Thanks

Alan

PC 17659 Alan Isherwood
Divisional Licensing Officer
Greater Manchester Police
City of Manchester Division
1st Floor
Manchester Town Hall Extension
Lloyd Street
Manchester
M2 5DB

[REDACTED]

[REDACTED]

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From: [REDACTED] <[REDACTED]>

Sent: 20 May 2022 15:41

To: Alan Isherwood <[REDACTED]> Gemma Smith [REDACTED]

Subject: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Afternoon Alan, Gemma,

Many thanks for your time this morning.

On a different matter, [REDACTED] [REDACTED] that I previously introduced you to is looking at the above site.

Ideally they are looking for a 0400hrs licence - 7 days a week. The premises is in the basement. These hours are based on the fact that Bar operators such as Revolution de Cuba also in Peter Street operates until 3am most nights of the week. Impossible Bar also on Peter Street has a licence until 4am on Saturdays.

Given [REDACTED] track record in Leeds and the fact that the proposed venue is in the basement of an office venue, they believe they can operate these times with out issue.

Can you please let me have your thoughts.

Thanks

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

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- Flickr: www.flickr.com/gmpolice1
- YouTube: www.youtube.com/gmpolice
- Pinterest: www.pinterest.co.uk/gmpolice

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Thank you for your co-operation.

Gary Hames

Subject: FW: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

From: Jonathon Mathers <[REDACTED]>
Sent: 11 January 2023 11:46
To: [REDACTED] <[REDACTED]>
Subject: Re: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Hi [REDACTED]

That's fine- speak then

Jon

Jon Mathers
Licensing & Out of Hours Compliance Officer
The Neighbourhoods Service
Growth and Neighbourhoods
Manchester City Council
Web: <http://www.manchester.gov.uk>
[REDACTED]
[REDACTED]
[REDACTED]

Postal address;
Manchester City Council, Growth & Neighbourhoods, Licensing & Out of Hours Team , PO Box 532, Town Hall, Manchester, M60 2LA

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From: [REDACTED] <[REDACTED]>
Sent: 10 January 2023 19:43
To: Jonathon Mathers [REDACTED]
Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Afternoon Jon,

Can we please do 1200hrs this Thursday. I have sent a diary invite.

Many thanks

[REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Jonathon Mathers [REDACTED]
Sent: 10 January 2023 13:18
To: [REDACTED] <[REDACTED]>
Subject: Re: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Hi [REDACTED]

Apologies - due to working nights last week, I've only just returned to the office.

I'm free this week from 12pm - 8pm everyday until Friday evening. Do you have any spare time available?

It shouldn't take long - maybe 15 minutes at max for us to discuss.

Kind regards,

Jon Mathers
Licensing & Out of Hours Compliance Officer
The Neighbourhoods Service
Growth and Neighbourhoods
Manchester City Council
Web: <http://www.manchester.gov.uk>

Postal address;
Manchester City Council, Growth & Neighbourhoods, Licensing & Out of Hours Team , PO Box 532, Town Hall, Manchester, M60 2LA

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From: [REDACTED] <[REDACTED]>
Sent: 09 January 2023 08:38
To: Jonathon Mathers [REDACTED]
Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

You don't often get email from [REDACTED] [Learn why this is important](#)

Morning Jon,

Can you please confirm if you are available for a zoom call at 1100hrs this morning with [REDACTED] and I?

[illegible]

From: [REDACTED]
Sent: 6 January 2023 08:53
To: 'Jonathon Mathers' <[REDACTED]>
Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Woods Whur 2014 Limited
Tel: +44 (0)113 234 3055
Mobile: 07516029758

From: [REDACTED]
Sent: 6 January 2023 08:46
To: 'Jonathon Mathers' [REDACTED]
Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

[illegible]

3

From: Jonathon Mathers [REDACTED]
Sent: 5 January 2023 22:55
To: [REDACTED] <[REDACTED]>
Subject: Re: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Hi [REDACTED]

Thanks for getting in touch - apologies for the late response.

I'd have no reason to object to the extension of the Licence Hours until 3am - maybe it would be good to have a quick phone call next week to hear the plans for this business?

Are you available on Monday at all?

Kind regards,

Jon Mathers
Licensing & Out of Hours Compliance Officer
The Neighbourhoods Service
Growth and Neighbourhoods

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Postal address;
Manchester City Council, Growth & Neighbourhoods, Licensing & Out of Hours Team , PO Box 532, Town Hall, Manchester, M60 2LA

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From: [REDACTED] <[REDACTED]>
Sent: 03 January 2023 14:27
To: Gemma Smith [REDACTED]
Cc: Jonathon Mathers <[REDACTED]>
Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Gemma, Jonathan,

Many thanks

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Gemma Smith [REDACTED]
Sent: 3 January 2023 14:09
To: [REDACTED] <[REDACTED]>
Cc: Jonathon Mathers <[REDACTED]>
Subject: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Hi [REDACTED]

Happy New Year.

I have forward this onto the licensing officer for the premises Jonathon Mathers, he's on nights this week and will respond when he's able to.

Thanks
Gemma

Gemma Smith
Licensing & Out of Hours Compliance Officer

Licensing & Out of Hours Compliance - City Centre
The Neighbourhoods Service
Growth and Neighbourhoods Directorate

[REDACTED]
[REDACTED]
[REDACTED]

Location Address: Level 1, Town Hall Extension, M60 2LA
Postal Address: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA
Web: <http://www.manchester.gov.uk>

From: [REDACTED] <[REDACTED]>
Sent: 03 January 2023 12:17
To: Sandra Dawson <[REDACTED]>; Gemma Smith <[REDACTED]>
Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Afternoon Sandra, Gemma,

Sandra - many thanks for letting me know.

Gemma - can you please let me have a response when you are able to.

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Sandra Dawson [redacted]
Sent: 3 January 2023 11:10
To: [redacted] <[redacted]> Gemma Smith <[redacted]>
Cc: alan.isherwood [redacted]>
Subject: Re: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Hi [redacted]

Thanks for your email.

I work in the Commercial part of the city centre and is why I corresponded with you about Peter St, District is in the Northern Quarter, which I don't cover. Gemma Smith works in the Northern Quarter.

Thanks

Sandra

Sandra Dawson

Licensing and Out of Hours Officer

Licensing & Out of Hours Compliance - City Centre

The Neighbourhoods Service

Growth and Neighbourhoods Directorate

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Location Address: Level 1, Town Hall Extension, M60 2LA

Postal Address: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

Web: <http://www.manchester.gov.uk>

From: [redacted] <[redacted]>
Sent: 03 January 2023 10:02

To: Gemma Smith <[REDACTED]>; Sandra Dawson <[REDACTED]>
Cc: alan.isherwood <[REDACTED]>
Subject: RE: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Morning Gemma, Sandra,

I hope you had a good [REDACTED] and New Year, can you please let me know about the below.

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED]
Sent: 21 December 2022 09:14
To: 'Alan Isherwood' <[REDACTED]>; 'Gemma Smith' <[REDACTED]>;
'Sandra Dawson' <[REDACTED]>
Subject: DISTRICT, 60 Oldham Street, Northern Quarter, Manchester, M4 1LE

Morning All,

[REDACTED] [REDACTED] project to find a premises in Manchester is still on-going.

He has found:

DISTRICT
60 Oldham Street
Northern Quarter
Manchester
M41LE

Previously a restaurant now operating until 2am with a condition we think about having to serve food 20% of the time.

[REDACTED] would want to remove food condition (but would be serving food until 9pm anyway). He would like to reflect as a minimum the latest hours of Bunny Jackson's (next door) of 0300hrs daily, as well BCD behind closed doors (opposite).

Can you please let me know if you would have any issues with this.

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED] 3

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED]
Sent: 26 May 2022 07:56
To: 'Alan Isherwood' [REDACTED]; Gemma Smith <[REDACTED]>
Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Alan, Gemma,

Alan - Many thanks

Gemma - could you please let me have your thoughts.

Thanks

[REDACTED]

[REDACTED]

Woods Whur 2014 Limited
Tel: +44 (0)113 234 3055
Mobile: 07516029758

[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Alan Isherwood [REDACTED]
Sent: 26 May 2022 07:53
To: [REDACTED] <[REDACTED]> [REDACTED]; Gemma Smith [REDACTED] <[REDACTED]>
Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Hi [REDACTED]

Those hours would be fine with GMP.

Thanks

Alan

PC 17659 Alan Isherwood
Divisional Licensing Officer
Greater Manchester Police
City of Manchester Division
1st Floor
Manchester Town Hall Extension
Lloyd Street
Manchester
M2 5DB

[REDACTED]

[REDACTED]

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From: [REDACTED] <[REDACTED]>
Sent: 26 May 2022 07:51
To: Alan Isherwood <[REDACTED]>; Gemma Smith [REDACTED]
Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Morning Alan, Gemma,

I have spoken with [REDACTED] would you be amenable to the below timings:

11.30am-2am Sunday-Tuesday
11.30am-3am Weds-Friday
11.30am-4am Saturday

Revolution de Cuba operate the above times, except close at 3am on Saturdays also. Impossible bar has less consistent opening times but does have a licence until 4am on Saturdays.

The above proposed times are a combination of both venues. Again, I would add that our venue is a basement venue so has much less risk of any sound leakage.

If you could please let me know.

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] 3

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Alan Isherwood [REDACTED]
Sent: 24 May 2022 06:51
To: [REDACTED] <[REDACTED]>; Gemma Smith [REDACTED] >
Subject: RE: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Hi [REDACTED]

Peter Street is a very sensitive area and local councillors are among the nearby residents. GMP wouldn't want a premises operating later than what the existing premises already do as we believe that this would potentially lead to an increase in the noise and ASB complaints that we already receive.

If your client was to match the hours of existing premises then we would have no issues.

Many Thanks

Alan

PC 17659 Alan Isherwood
Divisional Licensing Officer
Greater Manchester Police
City of Manchester Division
1st Floor
Manchester Town Hall Extension
Lloyd Street
Manchester
M2 5DB

[REDACTED]

[REDACTED]

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From: [REDACTED] <[REDACTED]>
Sent: 20 May 2022 15:41
To: Alan Isherwood <[REDACTED]>; Gemma Smith <[REDACTED]>
Subject: Basement of: Free Trade Exchange. 37 Peter Street M2 5GB

Afternoon Alan, Gemma,

Many thanks for your time this morning.

On a different matter, [REDACTED] [REDACTED] that I previously introduced you to is looking at the above site.

Ideally they are looking for a 0400hrs licence - 7 days a week. The premises is in the basement. These hours are based on the fact that Bar operators such as Revolution de Cuba also in Peter Street operates until 3am most nights of the week. Impossible Bar also on Peter Street has a licence until 4am on Saturdays.

Given [REDACTED] track record in Leeds and the fact that the proposed venue is in the basement of an office venue, they believe they can operate these times with out issue.

Can you please let me have your thoughts.

Thanks

[REDACTED]

[REDACTED]

W [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

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Instagram: www.instagram.com/gtrmanchesterpolic
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Gary Hames

Subject: FW: Premises Licence (new) application 285058/AM2: Mean Eyed Cat Bar, Basement and Ground floor, 60 Oldham Street, Manchester, M4 1LE, (Piccadilly ward)

From: Paul O'Donnell <[REDACTED]>
Sent: 09 March 2023 11:38
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Cc: [REDACTED] <[REDACTED]> Aftab Hussain <[REDACTED]>; Licensing Subcommittees <licensing.subcommittees@manchester.gov.uk>
Subject: RE: Premises Licence (new) application 285058/AM2: Mean Eyed Cat Bar, Basement and Ground floor, 60 Oldham Street, Manchester, M4 1LE, (Piccadilly ward)

Good morning,

I've spoken with Aftab and based on the below agreements by the applicant we, GMP, will now be withdrawing our objection.

Thanks

Paul

Sergeant 16776 Paul O'Donnell
Divisional Licensing Unit
City of Manchester Division
1st Floor Manchester Town Hall Extension
Lloyd Street
Manchester
M2 5DB

T [REDACTED]
[REDACTED]



From: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Sent: 08 March 2023 16:12
To: Paul O'Donnell <[REDACTED]>
Cc: [REDACTED] <[REDACTED]> Aftab Hussain <[REDACTED]>; Licensing Subcommittees <licensing.subcommittees@manchester.gov.uk>
Subject: Fw: Premises Licence (new) application 285058/AM2: Mean Eyed Cat Bar, Basement and Ground floor, 60 Oldham Street, Manchester, M4 1LE, (Piccadilly ward)

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Hi Paul

To date we've not had a response from PC Aftab In relation to the emails sent to him, please see email chain below. Could you please confirm the withdrawal of GMP's objection based on the agreement by the applicant.

Kind regards

[REDACTED]

Premises Licensing
Growth and Development
Manchester City Council
Level 1 Town Hall Extension
Albert Square
PO Box 532
M60 2LA
Email: premises.licensing@manchester.gov.uk
Web: www.manchester.gov.uk/licensing

Tell us how we're doing with our [online feedback form](#)

Manchester City Council has introduced a Women's Night Time Safety Charter:

[The charter | Women's Night-time Safety Charter | Manchester City Council](#)

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From: [REDACTED] <[REDACTED]>
Sent: 08 March 2023 16:04
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>; [REDACTED]
<[REDACTED]>; alan.isherwood <[REDACTED]>
Cc: Amy Hayward <[amy@\[REDACTED\]](mailto:amy@[REDACTED])>
Subject: RE: Premises Licence (new) application 285058/AM2: Mean Eyed Cat Bar, Basement and Ground floor, 60 Oldham Street, Manchester, M4 1LE, (Piccadilly ward)

Good Afternoon Aftab,

As the hearing is next Monday and conditions have been agreed, can you please confirm that you have withdrawn your representation.

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED]
Sent: 7 March 2023 07:56
To: 'Premises Licensing' <Premises.Licensing@manchester.gov.uk>; 'Aftab.Hussain@gmp.police.uk'
[REDACTED]
Cc: Amy Hayward <[amy@\[REDACTED\]](mailto:amy@[REDACTED])>
Subject: RE: Premises Licence (new) application 285058/AM2: Mean Eyed Cat Bar, Basement and Ground floor, 60 Oldham Street, Manchester, M4 1LE, (Piccadilly ward)

Morning Aftab,

Can you please confirm that your representation has now been withdrawn.

Many thanks

[REDACTED]
[REDACTED]
W [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: [REDACTED]
Sent: 1 March 2023 12:06
To: 'Premises Licensing' <Premises.Licensing@manchester.gov.uk>; 'Aftab.Hussain@gmp.police.uk'
[REDACTED]
Cc: Amy Hayward <[amy@\[REDACTED\]](mailto:amy@[REDACTED])>
Subject: RE: Premises Licence (new) application 285058/AM2: Mean Eyed Cat Bar, Basement and Ground floor, 60 Oldham Street, Manchester, M4 1LE, (Piccadilly ward)

Dear Aftab,

Thank you for your representation.

My client agrees to:

1. The following condition: *"When door staff are employed at the premises, at least one member of door staff situated at the entrance to the premises shall wear and use a body cam to capture incidents of violence and/or anti- social behaviour"*.
2. The change of hours as requested, namely:
Sunday – Thursday to close at 03:00hrs instead of 03:30hrs and last drink orders at 02:30hrs
Friday & Saturday to close at 04:00hrs instead of 04:30hrs and last drink orders at 03:30hrs
3. A pavement licence will be applied for and my client has confirmed there is storage for the table and chairs.

Based on the above, can you please confirm that you can withdraw your representation.

So that you are aware, my client has agreed further conditions with EH, I will circulate a revised operating schedule, hopefully by the end of the week that incorporates the above changes and EH's.

I have copied in the Council for ease.

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Woods Whur 2014 Limited, St James House, 28 Park Place, Leeds, LS1 2SP

From: Aftab Hussain < >

Sent: 22 February 2023 21:04

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>

Subject: RE: Premises Licence (new) application 285058/AM2: Mean Eyed Cat Bar, Basement and Ground floor, 60 Oldham Street, Manchester, M4 1LE, (Piccadilly ward)

I wish to object to the application which is in consultation until midnight of 23/02/2023.

There is no reference to door staff when working having body worn video cameras.

At least one member of door staff situated at the entrance to the premises shall wear and use a body cam to capture incidents of violence and/or anti- social behaviour.

This will greatly assist in

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance.

The closing times are not in line with the other licenced premises in this highly residential built up area.

Sunday – Thursday to close at 03:00hrs instead of 03:30hrs and last drink orders at 02:30hrs

Friday & Saturday to close at 04:00hrs instead of 04:30hrs and last drink orders at 03:30hrs

There is far too many conditions that the establishment have submitted and therefore a lot needs to be taken out, for example 29 C *"Entry shall be refused to any person who has been convicted of an offence of drunkenness, violent or threatening behaviour, or the use or distribution of illegal substances."*

I am unsure just how exactly the DPS is going to fulfil this requirement.

Point 37 pg 18. *"The outside Area will not be used after 00:00hrs (midnight) and external furniture will be away by 00:00hrs (midnight) daily."*

This will need to be under the tables and chairs licence and also will the premises have any space for the tables and chairs to go into at midnight whilst the premises is occupied.

Thanks

PC 13795 Aftab Hussain
Licensing Officer
The Northern Quarter, Printworks, Commercial
Deansgate & Spinningfields
Town Hall
Lloyd Street
Manchester

F

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Thank you for your co-operation.



Hann Tucker Associates

Consultants in Acoustics Noise & Vibration
Duke House 1-2 Duke Street Woking Surrey GU21 5BA

[REDACTED]
[REDACTED]

(w) hanntucker.co.uk

PROJECT TECHNICAL MEMORANDUM

JOB TITLE : 60 Oldham Street
REF : HT: 30509/PTM1/R2
DATE : 9 March 2023
FROM : [REDACTED]
ISSUED TO : P & M Harrison Holdings Ltd

RE: 60 OLDHAM STREET, MANCHESTER COMMERCIAL FIT-OUT - NOISE TRANSFER ASSESSMENT

1.0 Introduction

We understand that the new tenant of the commercial premises basement and ground floor levels of 60 Oldham Street intend to continue to operate the unit as a bar. As there is an existing residential premises at first floor the new tenant has requested guidance from Hann Tucker Associates on the correct specification of the ground floor ceiling and glazed frontage such that operational noise transfer is suitably controlled within the first floor residential unit in line with the licensing conditions.

The licensing conditions state the following:

1. *Prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties.*
2. *Noise shall be inaudible at the nearest noise sensitive premises.*
16. *No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises that gives rise to a nuisance.*

The above licensing conditions do not give an objective means of assessment of noise transfer or egress from the proposed bar, as such we propose to demonstrate compliance using the previously accepted method of assessment used to discharge Condition 5 that was attached to the planning application for the unit under the reference 120878/FO/2018.



Planning Condition 5 stated the following concerning the control of noise transfer and egress from the proposed bar unit:

“Prior to any commencement of an A3 / A4 use a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts affecting the residential accommodation within the building (in line with the criteria set out in points 1 and 2 above) from noise from the A3/ A4 use within the building, must be formally submitted to and approved in writing by the City Council as local planning authority.”

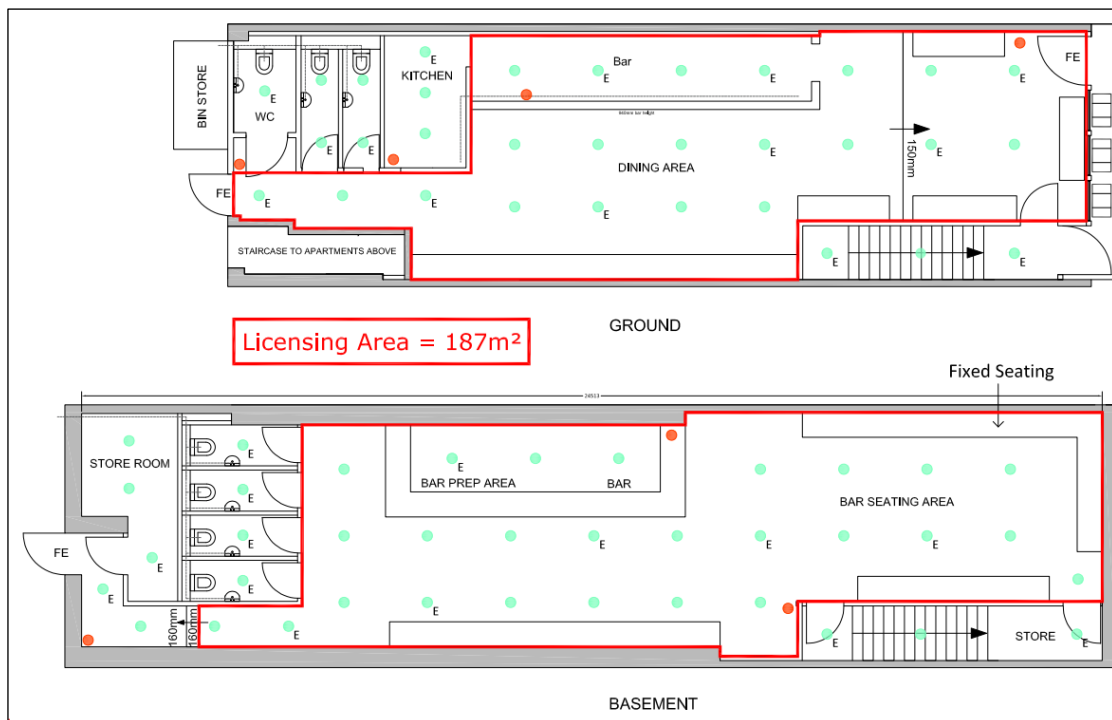
It is noted that the first floor unit is also being purchased by the tenant to facilitate a “live-in” manager for the commercial unit below so the risk of complaint is low, however, it should be ensured that noise transfer levels are controlled in line with the requirements of Manchester City Council should the first floor unit later be occupied by another party.

Hann Tucker Associates have therefore visited the site to establish the baseline performance of the floor separating the ground and first floor and the approximate performance of the existing glazed frontage of the ground floor commercial unit.

2.0 Proposed Operation

Most recently the commercial unit has operated as a late-night cocktail bar during the daytime (07:00-23:00) and night-time (23:00-02:00). The tenant proposes to continue to operate the unit as a bar akin to other nearby ground floor commercial units along Oldham Street.

We understand that the proposed bar will operate during the daytime (11:00-23:00) and night-time hours (23:00-04:00). Please see below plan showing the proposed basement and ground floor layout.



Site Plan (c/o SPOKE Ltd)

3.0 Baseline Sound Insulation Testing

3.1 Separating Floor Sound Insulation Test

3.1.1 Overview

Hann Tucker Associates attended site on 10th February 2023 to undertake an airborne sound insulation test across the separating floor between the ground floor commercial and first floor residential units.

3.1.2 Instrumentation

The instrumentation used to carry out the measurements is presented in the table below:

Equipment	Model	Serial Number	Calibration Date
Precision Sound Analyser Meter	Brüel & Kjær Type 2250	2600445	02/12/2022
Sound Level Calibrator	Brüel & Kjær Type 4231	2115545	02/12/2022
Sound Source	Custom made, un-ported sealed cabinet type	N/A	N/A

The sound level meter was calibrated prior to and on completion of the measurement schedule. No significant deviation had occurred (no more than 0.3 dB).



3.2 Methodology

The sound insulation tests were undertaken by generating a broad band, random diffuse sound field within the source room. A spatial average of the resulting 1/3 octave band noise levels was obtained within the source room from measurements undertaken over a time period of a least 30 seconds. The measurement procedure was repeated in the receive room.

The sound level differences were determined by generating a broad band, random diffuse sound field within the source room. A spatial average of the resulting 1/3 octave band noise levels was obtained within the source room from measurements undertaken over a time period of a least 30 seconds. The measurement procedure was repeated in the receive room. A second speaker position was then selected in the source room and the measurement procedure was repeated.

The receive levels were corrected for background noise where necessary as follows:

Where the measured background noise level in each 1/3rd octave band was more than 6dB but less than 10dB below the receive level, the following formula was applied:

$$L = 10 \log \left(10^{\frac{L_{SB}}{10}} - 10^{\frac{L_B}{10}} \right) \text{ dB}$$

where

L is the adjusted signal level in decibels;

L_{SB} is the level of the signal and background noise levels combined, in decibels;

L_B is the background level in decibels.

Where the measured background noise level was less than 6dB below the receive level, a correction of 1.3dB was applied (corresponding to a level difference of 6dB) and the \geq symbol was added to the results to show that the reported values are the limit of measurement.

The corrected receive levels are subtracted from the source levels to determine the level differences over the frequency range 50-10kHz from each source position. The level differences for each source position are arithmetically averaged at each frequency band to give the level difference, D .



3.3 Results

The on-site measured level differences of the separating floor are presented in the table below.

Description	Measured Sound Level Difference D (dB) at Octave Band Centre Frequency (Hz)								D _w
	63	125	250	500	1k	2k	4k	8k	
TEST 1 – Ground Floor Commercial Unit to First Floor Living Room / Kitchen	34	42	51	52	58	59	62	61	57
TEST 2 – Ground Floor Commercial Unit to First Floor Bedroom	34	46	50	50	56	60	61	61	56

3.4 Discussion

From review of previous reports prepared on the behalf of the previous tenant we understand that the current floor build-up between the ground and first floor units comprises the following:

- Plywood structural deck (assumed);
- 421mm deep posi-joists;
- Double-board to the underside of the joists with 2No. layers of 12.5mm plasterboard with 50mm mineral wool between the joists;
- A suspended ceiling on resilient hangers with a minimum 200mm cavity with 2No.layers of 15mm SoundBloc board and 50mm mineral wool laid in the cavity above the suspended ceiling.

We understand that the fit-out proposals of the tenant include for remedial works to the ground floor ceiling if required and surface mounting a decorative 5mm corrugated fibre board finish.

4.0 Assessment of Noise Transfer through Separating Floor

In order to appraise whether enhancement of the existing ceiling should be required we have assessed noise transfer through the existing separating floor in line with the requirements of the Local Planning Authority as set out below.



4.1 Assessment Criteria

Based on MCC guidance, music noise levels in the 63 Hz and 125 Hz octave centre frequency bands (L_{eq}) is suggested to be controlled such as not to exceed (in bedrooms) 47 dB and 41 dB, respectively. It is also appropriate to set a broadband limits based on achieving at least 5dB below the corresponding BS 8233:2014 internal noise target. These limits would apply any time the ground floor unit is operational, day or night.

4.2 Source Noise Levels

In order to inform our assessment Hann Tucker Associates have drawn on historic source noise data. The following levels were recently measured in a similarly sized bar (with moderate amplified music) during a busy late-evening service on Oldham Street.

Metric	Typical Highest Reverberant Noise Level (dB) at Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
L_{Aeq}	69	74	74	76	74	71	64	55	79

4.3 Source Noise Levels

The following table presents a summary of the predicted noise levels in the first floor living room/kitchen and bedroom based upon the results of the airborne sound insulation test and the typical noise level as set out above.

Description	Octave Band Centre Frequency (Hz) dB							dBA
	63	125	250	500	1k	2k	4k	
Source Room Level (Ground Floor Unit), L_{eq} (dB)	69	74	74	76	74	71	64	79
Measured Level Difference to Bedroom, D, (dB)	34	46	50	50	56	60	61	-
Predicted Receive Room Level in Bedroom, L_{eq} (dB)	35	28	24	26	18	11	3	25
Proposed Receive Room Limits, $L_{eq,5min}$ (dB)	47	41	-	-	-	-	-	25
Exceedance (Bedroom) (dB)	-	-	-	-	-	-	-	0

The above assessment predicts that the anticipated operational noise transfer levels, based on the results of the testing of the existing floor/ceiling installation separating the ground and first floor, should not exceed the limits set in line with the guidance of the Local Planning Authority.



5.0 Noise Breakout

5.1 Façade Sound Reduction Performance

Whilst on site to undertake baseline sound insulation testing of the separating floor, Hann Tucker Associates attempted to establish an approximate level difference of the existing commercial unit frontage, however due to the ambient noise climate it was not possible to do so reliably.

From review of previous reports prepared on the behalf of the previous tenant we understand that the current frontage comprises the following elements and composite sound reduction performance:

- 14m² 10 / 16 / 6 mm thermal double glazing;
- 2.2m² access door;
- 4m² brick façade.

Estimated Sound Reduction Index R (dB) at Octave Band Centre Frequency (Hz)								R _w
63	125	250	500	1k	2k	4k	8k	
27	26	28	33	33	31	30	30	33

5.2 Criteria

MCC recommends that noise (L_{eq}) breaking out through the building frontage of an entertainment venue should not exceed 5 dB below the background noise level (L₉₀) at all octave band frequencies at the nearest noise sensitive windows. For this development, the nearest residential receptor is window of the first floor apartment.

On the basis of baseline noise levels previously measured by Hann Tucker Associates (ref 25743/NIA1 dated 31 July 2018). We therefore propose the following noise limits when measured at 1m from nearby noise sensitive windows.

These limits are 5 dB below the typical lowest night-time (23:00-07:00) background noise levels at each octave band and are subject to the final approval of MCC.



Entertainment Noise Level Limit (dB L _{Aeq,5min}) at Octave Band Centre Frequency (Hz)						
63	125	250	500	1k	2k	4k
38	36	35	32	30	24	22

5.3 Assessment

We have assessed noise breakout to the nearest receptors based on standard calculation procedures for reverberant noise breakout and source noise levels in Section 5.1. The resultant external noise level has been calculated using the following equation.

$$SPL_{out} = SPL_{in} - SRI + 10\log_{10}\left(\frac{S}{r^2}\right) - 14$$

Where:

SRI estimated sound reduction performance of façade element

r distance from radiating element to receptors

S approximate area of radiating element

The tables presented below outline summary calculation for operational noise breakout to the first floor apartment window above.

Assessment to Residential Receptor	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Internal noise level (dB L _{eq}) <i>SPL_{in}</i>	69	74	74	76	74	71	64
Estimated composite SRI of façade	27	26	28	33	33	31	30
Distance & radiating area propagation correction (dB) $10\log_{10}\left(\frac{S}{r^2}\right)$	1	1	1	1	1	1	1
Screening Loss (dB)	-5	-5	-5	-5	-5	-5	-5
Internal diffuse field to external free-field hemispherical radiation correction (dB) -14	-14	-14	-14	-14	-14	-14	-14
External noise level at nearest receptor (dB L _{eq}) <i>SPL_{out}</i>	24	30	28	25	23	22	16
Criteria at nearest receptor (dB L _{eq})	38	36	35	32	30	24	22
Exceedance	-	-	-	-	-	-	-

The above demonstrates that the existing façade should be capable of suitably controlling operational noise breakout from the proposed bar.



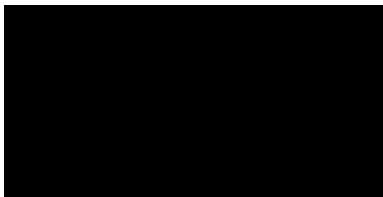
6.0 Conclusion

The sound insulation performance of the existing separating floor construction between the ground floor commercial and first floor residential units has been established by means of on-site testing.

Based on historic source noise data previously measured in similar units operation noise transfer levels in the first floor apartment have been predicted to meet the requirements of the local planning authority as per the previous condition discharge and therefore the licensing conditions.

Based on the understanding of the build-up of the existing frontage based upon the previous tenant's planning application and baseline noise levels previously measured by Hann Tucker Associates at the site, calculation has been undertaken to demonstrate that the existing frontage should suitably control operational noise egress in line with the requirements of the local authority.

Yours sincerely



for HANN TUCKER ASSOCIATES

MECB Agreed Amended Hours

Regulated Entertainment (Films, Live Music, Recorded Music, Anything of a Similar Description)

Sunday to Thursday 1100 to 0300

Friday and Saturday 1100 to 0400

Late Night Refreshment (Indoors) (Hours Reduced)

Sunday to Thursday 2300 to 0300

Friday and Saturday 2300 to 0400

Sale of Alcohol (Hours Reduced)

Sunday to Thursday 1100 to 0230

Friday and Saturday 1100 to 0330

Opening Hours (Hours Reduced)

Sunday to Thursday 1100 to 0300

Friday and Saturday 1100 to 0400